

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

MARCH 12, 2003

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

The Planning Commission will open this meeting to continue the public hearing items to a date certain only. The public is welcome to attend; however, no testimony will be taken.

PUBLIC HEARINGS

1. **PROGRESS QUARRY**

The following land use applications have been submitted for a 110-acre mixed-use development consisting of 746 multi-family residential dwelling units to be located throughout the site with approximately 20 acres of land reserved for future commercial use. The proposal includes the realignment of SW Barrows Road, the construction of a recreation trail along the southern portion of the project site, and the construction of a lake. The development proposal is located on the reclaimed rock quarry, south of SW Scholls Ferry Road, north of SW Barrows Road, between SW 154th Avenue and SW Horizon Boulevard, specifically on Washington County Assessor's Map 2S1-05, on Tax Lots 200, 804, 1000, 1100, and 1200. The parcels have one of the following zoning designations: Town Center Medium Density Residential (TC-MDR), Town Center High Density Residential (TC-HDR), Town Center-Mixed Use (TC-MU) and Urban Medium Density (R-4). The five parcels total approximately 110 acres.

The following applications will be reviewed under the Development Code in effect prior to September 19, 2002:

A. **CUP2002-0027: Conditional Use Permit (PUD-OCP)**

(Request for continuance to March 26, 2003)

The applicant requests Conditional Use Permit (CUP) approval for the Progress Quarry Planned Unit Development Outline Concept Plan (PUD-OCP). Development Code Sections 20.20.10.05.2.D.2, 20.20.10.10.2.D.2, and 20.20.10.15.2.D.2 requires development of sites greater than five acres obtain CUP-PUD approval. The proposal is for a 110-acre mixed-use development consisting of multi-family residential dwellings and a potential commercial area approximately 20 acres in size. Pursuant to Section 40.05.15.3.B.1, the applicant has submitted a general concept plan for the 110 acre site identifying three phases of development for the proposed Planned Unit Development. The applicant has proposed specific design concepts for Phase 1 and 2, the residential developments, but does not provide specific information on the development of Phase 3, the commercial area.

B. **CUP2002-0028: Conditional Use Permit (PUD-PDP)**

(Request for continuance to March 26, 2003)

The applicant requests Conditional Use Permit (CUP) approval for the Progress Quarry Planned Unit Development Preliminary Development Plan (PUD-PDP). The CUP will review the specific development of 740 multi-family residential dwellings and associated improvements as one planned development. Pursuant to Section 40.05.15.3 of the development code, the CUP-PUD has requested deviations to certain site development requirements found in the zoning designations of the parent parcels.

C. **SB2002-0016: Subdivision Preliminary Plat**

(Request for continuance to March 26, 2003)

The applicant requests preliminary plat approval to subdivide tax lots 200, 804, 1000, 1100, 1200, of Washington County Assessor's Map 2S1-05. The applicant proposes 348 lots to allow ownership of townhomes, apartment buildings, and commercial and with multiple tracts for associated improvements. Access to the site is through a street system consisting of public and private streets connecting to existing streets such as SW Barrows Road, SW Horizon Boulevard, SW Sagehen Street, SW Chukar Terrace, and SW Menlor Lane. The applicant requests a series of Street Design Modifications to multiple public streets throughout the development.

D. **TPP2002-0006: Tree Preservation Plan**

(Request for continuance to March 26, 2003)

Request for approval of a Tree Preservation Plan for the development of a mixed use Planned Unit Development within a significant tree grove identified as grove NX4 on the City of Beaverton's Tree Inventory.

The following applications will be reviewed under the Development Code in effect after September 19, 2002:

E. **VAR2003-0001 (PROGRESS QUARRY ACCESS SPACING-LOOP STREET)**

(Request for continuance to March 26, 2003)

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for the Loop Street, which is designated a Collector street.

F. **VAR2003-0002 (PROGRESS QUARRY ACCESS SPACING-STREETS AREA D)**

(Request for continuance to March 26, 2003)

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Local' streets shall not exceed 530 feet and that access points on 'Collector' streets shall not exceed 440 feet. The applicant is requesting a Variance to the access street spacing standard for streets 'G', 'H', 'I', and 'J' within area 'D' of the proposed Progress Quarry development.

G. **VAR2003-0003 (PROGRESS QUARRY ACCESS SPACING-STREETS AREA A & B)**

(Request for continuance to March 26, 2003)

The applicant requests Variance approval to Development Code Section 60.55.40.6, which requires that access points on 'Neighborhood Route' streets shall not exceed 660 feet and that access points on 'Local' streets shall not exceed 530 feet. The applicant is requesting a Variance to the access street spacing standard for streets 'A', 'B', 'C', 'D', 'E', and 'F' within areas 'A' and 'B' of the proposed Progress Quarry development.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.